087.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	978,000 / 978,000
					USE VALUE:	978,000 / 978,000
					ASSESSED:	978,000 / 978,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCULL PAUL J & CHRISTINE
Owner 2:	
Owner 3:	
Street 1:	43 RICHFIELD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BARBOUR HUGH S/ETAL -
Owner 2:	BARBOUR SIRKKA T -
Street 1:	43 RICHFIELD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,694 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1931, having primarily Wood Shingle Exterior and 2390 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6694.000	539,400	4,000	434,600	978,000
Total Card	0.154	539,400	4,000	434,600	978,000
Total Parcel	0.154	539,400	4,000	434,600	978,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.21 | /Parcel: 409.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	55022
GIS Ref	
GIS Ref	
Insp Date	11/30/18

!7077!

PREVIOUS ASSESSMENT

Parcel ID: 087.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	539,500	4000	6,694.	434,600	978,100	978,100	Year End Roll	12/18/2019
2019	101	FV	380,100	4000	6,694.	403,500	787,600	787,600	Year End Roll	1/3/2019
2018	101	FV	380,100	4000	6,694.	403,500	787,600	787,600	Year End Roll	12/20/2017
2017	101	FV	343,700	4000	6,694.	353,900	701,600	701,600	Year End Roll	1/3/2017
2016	101	FV	343,700	4000	6,694.	322,800	670,500	670,500	Year End	1/4/2016
2015	101	FV	329,900	4000	6,694.	285,600	619,500	619,500	Year End Roll	12/11/2014
2014	101	FV	329,900	4000	6,694.	270,100	604,000	604,000	Year End Roll	12/16/2013
2013	101	FV	329,900	4000	6,694.	257,000	590,900	590,900		12/13/2012

PRINT

Date	Time
12/10/20	21:45:21

LAST REV

Date	Time
07/17/19	14:36:06
apro	
7077	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARBOUR HUGH S/	45709-238		7/27/2005		600,000	No	No		
AUSTIN JAMES M	25437-142		6/25/1995		258,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/9/2017	250	Redo Bat	14,750	C				
7/5/2016	925	Heat App	13,500		7/5/2016			Install Hydro airh
5/27/2016	677	Dormers	119,285					add dormer per pla
4/15/2010	320	New Wind	15,000					17 REPLACEMENT WIN

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	Inspected	PH	Patrick H
11/15/2018	MEAS&NOTICE	BS	Barbara S
12/12/2008	Meas/Inspect	345	PATRIOT
11/16/2005	MLS	MM	Mary M
4/3/2000	Measured	263	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	55022
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6694		Sq. Ft.	Site		0	70.	0.93	12									434,575						434,600	

Total AC/HA: 0.15367 | Total SF/SM: 6694 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 434,575 | Spl Credit | Total: 434,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN W/RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	17 - Fake	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	60
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.08933043
Const Adj.:	0.98050892
Adj $ / SQ:	144.193
Other Features:	109253
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	604700
Depreciation:	65308
Depreciated Total:	539393

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9			BRs: 4				Baths: 1		HB 1		

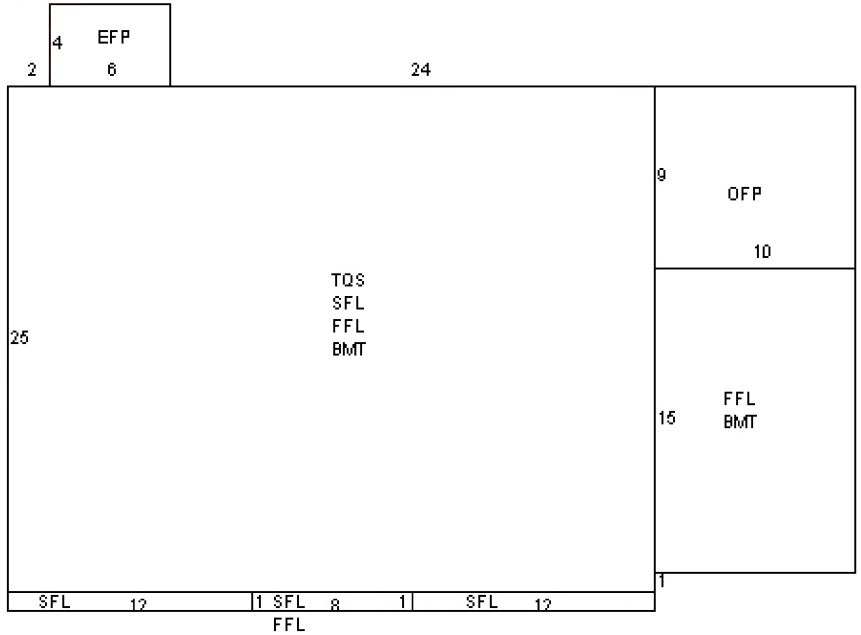
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	174.47
Special Features:	0	Val/Su Net:	156.17
Final Total:	539400	Val/Su SzAd	225.69

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	958	144.190	138,137
BMT	Basement	950	43.260	41,095
SFL	Second Floor	832	144.190	119,969
TQS	3/4 Story	600	144.190	86,516
OFP	Open Porch	90	34.150	3,074
EFP	Enclos Porch	24	71.180	1,708
	Net Sketched Area:	3,454	Total:	390,499
Size Ad	2390	Gross Are	3654	FinArea 2390

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

087.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X19	A	AV	1931	26.96	T	40	101			3,400			3,400
19	Patio	D	Y	1	12X22	A	AV	1950	3.67	T	40.8	101			600			600

More:	N	Total Yard Items:	4,000	Total Special Featues:		Total:	4,000

IMAGE

AssessPro Patriot Properties, Inc